



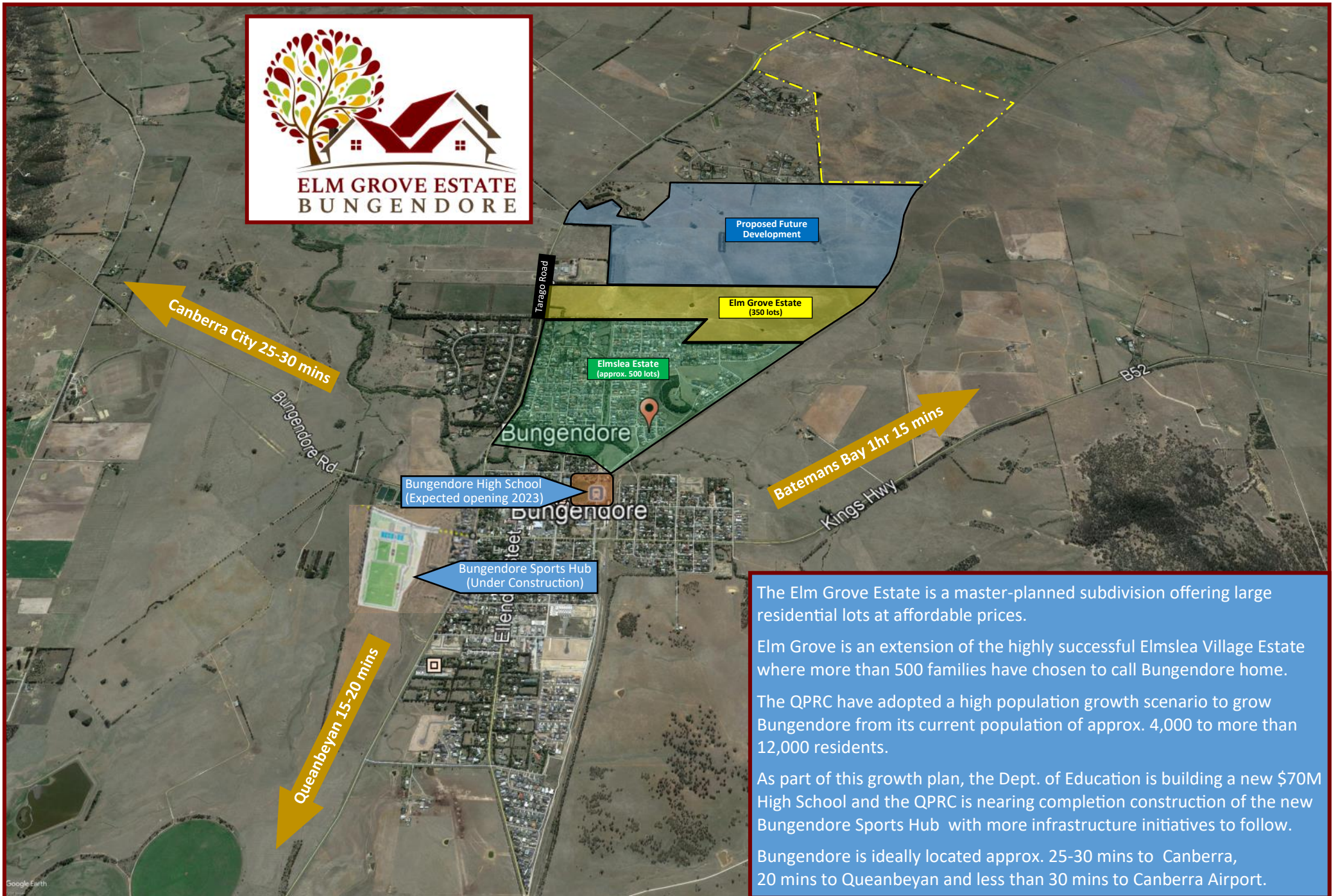
www.elmgroveestate.com.au

WELCOME
Home

Larger lots
Lower prices



*The perfect place to
build your Forever Home*



The Elm Grove Estate is a master-planned subdivision offering large residential lots at affordable prices.

Elm Grove is an extension of the highly successful Elmslea Village Estate where more than 500 families have chosen to call Bungendore home.

The QPRC have adopted a high population growth scenario to grow Bungendore from its current population of approx. 4,000 to more than 12,000 residents.

As part of this growth plan, the Dept. of Education is building a new \$70M High School and the QPRC is nearing completion construction of the new Bungendore Sports Hub with more infrastructure initiatives to follow.

Bungendore is ideally located approx. 25-30 mins to Canberra, 20 mins to Queanbeyan and less than 30 mins to Canberra Airport.

Bungendore - A Family Destination

Bungendore has become a popular destination for many families seeking a lifestyle the entire family can enjoy. The attraction of larger lot sizes at more affordable prices while still being close to the major amenities in both Canberra and Queanbeyan has proven to be a major factor in why many families are deciding to call Bungendore home.

Spend less - get more

By spending substantially less on the land purchase together with the added benefit of having a larger lot to build on, Elm Grove Estate offers our buyers a rare opportunity to design and build a larger home to suit the family's needs for the long term.



Location

Elm Grove Estate is situated immediately North of our highly successful Elmslea Village Estate.

The main entrance is accessed via the Tarago Road round-a-bout.

The new subdivision also has road links into the existing Elmslea Village Estate via McCusker Drive and Simms Drive.

THE SUBDIVISION

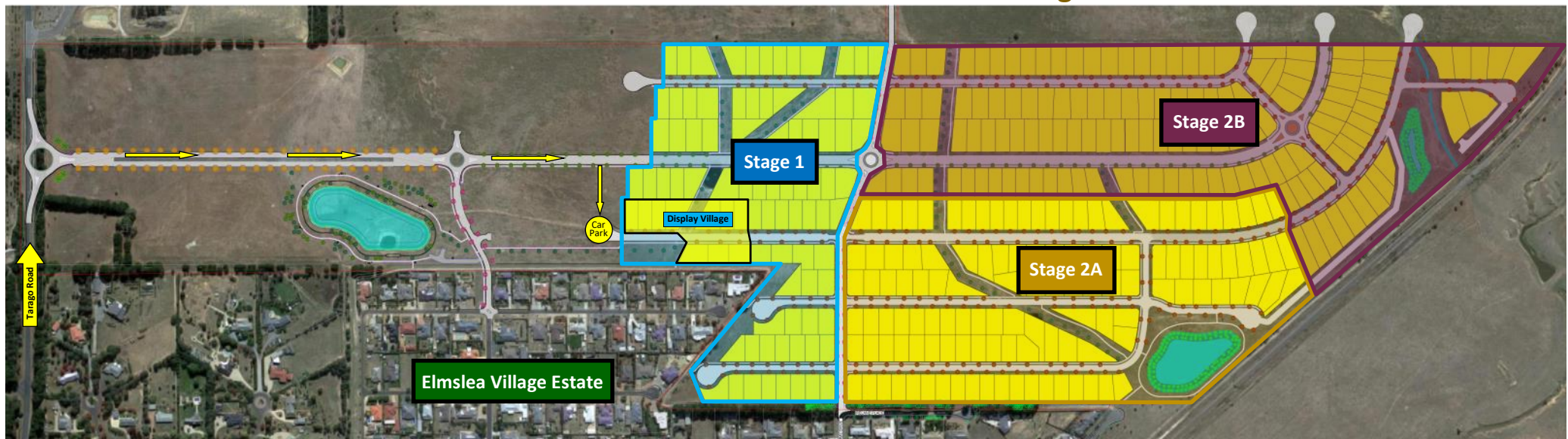


Elm Grove Estate will be developed in 3 sub-stages with an initial yield of 350 lots with more to follow. Lot sizes range from a minimum of 850m² up to 1,600m² with a minimum frontage for each lot of 20m.

Driving into the estate will take you past the large feature pond which will be encompassed by a walking path with various exercise station points, park benches, BBQ recreation area, and undercover gazebo.

There are also a number of open space corridors throughout the various stages linking to other recreational open spaces with footpaths on all roads and open space corridors.

Elm Grove Estate Stages 1 and 2



Note: All plans are subject to change

STAGE 2A SITE PLAN - 123 LOTS



Elm Grove stage 2a comprises 123 super-sized lots with more than 70% of stage 2 lots being 1,000m² or above. The individual lots are a mixture of reasonably level lots with lower site costs as well as more elevated lots with majestic views over the valley and to the mountain ranges beyond. All stage 2a lots are also conveniently situated within a short walk along the new footpaths to the fully landscaped public BBQ and open space recreation area. With a broad range of quality lots on offer there is still time to select the perfect block of land to build your new dream home. Contact us for plans and prices.



LAND FOR SALE

Stage 1 (91 lots) - SOLD OUT.

Stage 2a (123 lots) - NOW SELLING. Civil works are complete with Stage 2a lots now ready to build on.

Stage 2b (136 lots) - Civil works are currently underway with anticipated completion March-July 2024.

For further information including site plans, available lots for sale and prices or, to book a personal tour of Elm Grove Estate, you can either call 6238 0111 or email your enquiry to: land@corporation.com.au

You can also visit our website: www.elmgroveestate.com.au



PURCHASE TERMS

Securing your chosen lot:

Upon selecting the lot to purchase you can secure your chosen lot simply by providing the following details:

- Purchaser name/s
- Address
- Email address
- Telephone number
- Solicitor details

Sales Contract:

Once we receive your purchase details we will arrange for a Land for Sale contract to be sent to your solicitor.

Signing and Exchanging Contracts:

Upon your solicitor receiving the Contract for Sale you are given 21 days to sign and exchange contracts for the purchase of your block of land. A minimum deposit of 5% will be required upon exchange of contracts.

(10% if using a deposit bond or bank guarantee).

Settlement:

The balance of your purchase price will be due within 28 days of exchange of contracts.

Note: *Optional purchasing terms are available to Building Companies. Call 6238 0111 for details.*

Country Living with City Benefits close to Canberra and Queanbeyan

Bungendore thrives on its community spirit where its easy to make new friends and your children will develop life-long friendships.



Shopping in Bungendore is a unique experience with numerous specialty and gift shops as well as many essential stores and services.



Local Bungendore Businesses and Services include:

- | | | |
|--|----------------------|-------------------|
| Cafes/Restaurants | Huge IGA Supermarket | Service Station |
| Pharmacy | Medical Centre | Healthcare |
| New Post Office | Galleries & Antiques | Beauty Therapists |
| Hair Salons | Bendigo Bank | Ambulance Station |
| Landscaping Supplies | Mechanics | Sports clubs |
| Recreation clubs | Local Butcher | Fitness Gym |
| New Bungendore High School (commencing 2023) | | |
| New Bungendore Sports Hub (opening soon) | | |



With Bungendore sitting on **Canberra's** doorstep you can take pleasure in all that Canberra has to offer. Whether you frequent Canberra for work, play, shopping or enjoy a nice restaurant meal, Canberra is only minutes away.



Queanbeyan is conveniently situated only 15-20 minutes' drive from Bungendore where there is an abundance of boutique shops, cafes, clubs and restaurants. Other Queanbeyan amenities include the newly renovated Hospital, Woolworths, Coles, Aldi, Kmart, the Riverside Plaza, Queanbeyan Leagues Club and Golf course.



Public Transport

Qcity Bus Service

let's go shopping
more time for bargain hunts

A coffee in town, buy some new shoes,
recharge my mobile, get some groceries,
meet my friends for a drink.

All part of  experience



The Qcity bus service (route 850) operates from timetabled locations then travels as requested within the Bungendore area.

The Queanbeyan bus service will also take you to major bus interchanges and shopping hubs in Canberra (view QCity timetable for further details).

Train Services



NSW Train-Link runs comfortable services to all regions of New South Wales and interstate, as well as Intercity services between Sydney, Canberra and Newcastle, the Lower Hunter, the Central Coast, the Blue Mountains, Lithgow, Southern Highlands and the Illawarra.

With the local train station only being a short distance from home you can easily do some shopping in Queanbeyan or Canberra and even take a train ride to Goulburn, Bowral or Sydney and your return trip will drop you back nice and close to home.

Health Care

Bungendore Medical Centre

The Bungendore Medical Centre is located close by in the Bungendore village where the friendly and helpful staff will assist you with your medical requirements.



New Ambulance Station

Designed with input from local paramedics, the purpose-built Bungendore Ambulance station is tailored to the needs of the local community.



Local Dentist

The Bungendore Dental Surgery offers a wide range of dental services including preventive, cosmetic, restorative and reconstructive dentistry.

Their office is dedicated to providing high quality dental care in their state of the art dental office.



Pharmacy

Your friendly local Bungendore Priceline pharmacist will offer you

advice and talk through any of your health concerns. From their friendly staff to fully trained cosmeticians. Priceline aim to give you the best advice and recommendations, great prices and the latest products. Open 7 Days a week.



BUNGENDORE HIGH SCHOOL

Bungendore is growing.

The QPRC together with the NSW Department of Education have given the green light to proceed with the construction of a new **Bungendore High School** scheduled to be operational by early 2023.

The size of the new high school has been designed with consideration to the planned growth of Bungendore and the additional enrolments anticipated.

The new High School site has many advantages:

- It is well located within the centre of town and has excellent access to the core population of Bungendore.
- The site has multiple street frontages which offers easy access.
- It allows for the potential for shared facilities with the rest of the Bungendore community.
- The site is next to the local primary school which allows for the creation of a co-located educational campus.

Click the link to view the 3D video walkthrough: <https://youtu.be/q3dGdp2BVFw>



BUNGENDORE RECREATION: NEW SPORTS HUB AND ADVENTURE PLAYGROUND



The new **Bungendore Sports Hub** is located only a short distance from the Elm Grove Estate. The new complex is nearly complete and will have six flood-lit grass sports fields, six flood-lit hard courts, irrigation, car parking, shared path ways, an aquatic centre and amenities including change rooms, toilets, canteen and sporting club facilities.

For more information go to:

<https://www.qprc.nsw.gov.au/Major-Works-Projects/Bungendore-Sports-Hub>

The new **Bungendore Adventure Playground** on Butmaroo Street is now complete with many young families enjoying a huge range of children's activities designed for various age groups as well as BBQ facilities for all to enjoy.

The new playground is conveniently situated next to the Bungendore Tennis Courts and Mick Sherd oval.



An investment of \$2.45m for the development of the new Bungendore Sports Hub.



HOW DOES ELM GROVE COMPARE?

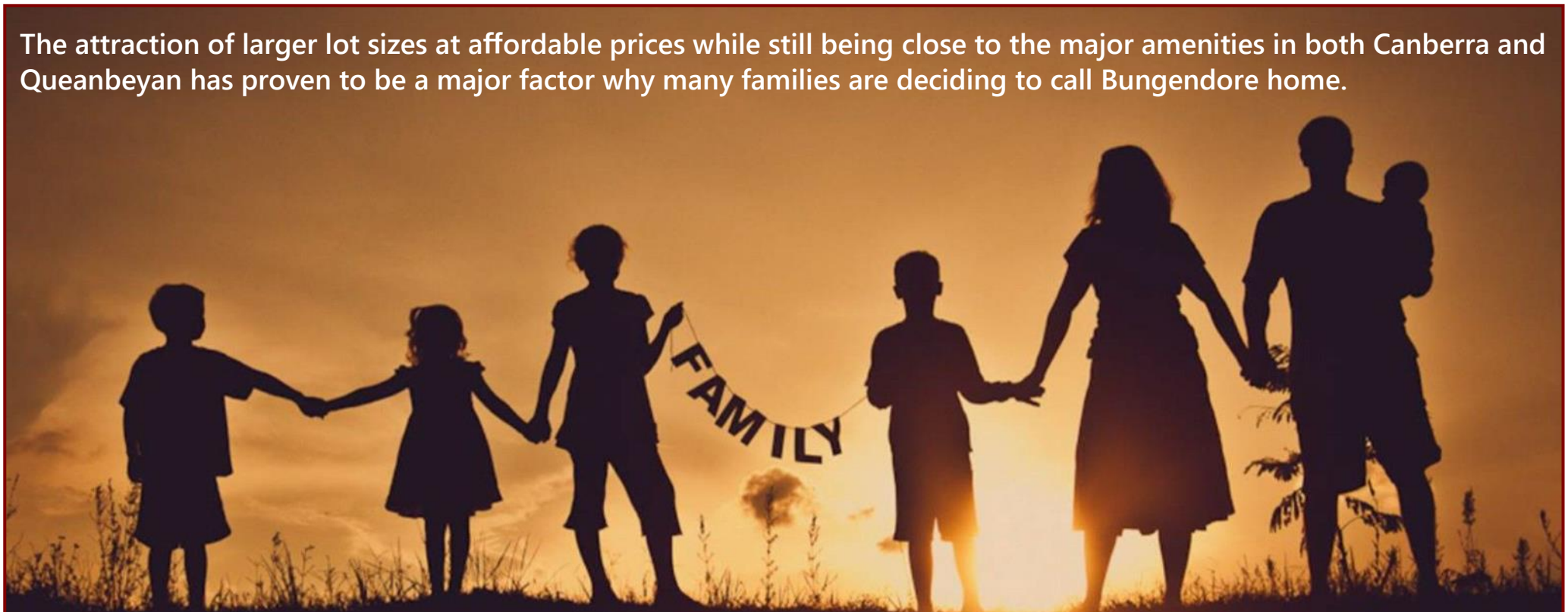
The price of land in Canberra and other neighbouring estates has risen dramatically over the last decade while lot sizes have been getting smaller and smaller. It is not unusual to pay over \$1,500 per m² for a block of land that is only 300m²-500m² in size.

In comparison, the Elm Grove lot sizes are around double the size of those in other Canberra and neighbouring estates and are affordably priced to give you much better value for your money.

Our larger lot sizes are consistent with those developed in our highly successful Elmslea Village Estate with many families enjoying the benefits of building a larger family home, a work shed, swimming pool or a spacious outdoor entertainment area for the entire family.



The attraction of larger lot sizes at affordable prices while still being close to the major amenities in both Canberra and Queanbeyan has proven to be a major factor why many families are deciding to call Bungendore home.



ELM GROVE ESTATE



Location:

- 15-20 mins drive to Queanbeyan via Kings Highway
- 20-25 mins drive to Canberra via Federal Highway.
- Main entrance via Tarago Road with road links to existing Elmslea Village Estate

Lot yield in initial stages: 350 lots

Lot sizes: 850m² to 1,600m² **Average:** 950m² – 1,100m² **Minimum lot frontages:** 20m wide

Included services: Town water | Town sewer | Underground power | NBN | Natural Gas

Presiding Council: QPRC (Queanbeyan/Palerang Regional Council)

Timeline (Stage 1 - Total 91 lots):

Complete and ready to build

Timeline (Stage 2A - Total 123 lots):

Complete and ready to build

Timeline (Stage 2B - Total 136 lots):

Release to occur: TBA

Anticipated settlements to occur March/July 2024

Contact:

For further information or to arrange an onsite inspection contact:

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Project Director

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